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McGUIREWOODS

Via Hand Delivery

January 8, 2010

Marchant Schneider, Project Manager
Loudoun County Department of Planning
1 Harrison Street, S.E., Third Floor
Leesburg, Virginia 20177

Reference: **SPEX 2009-0020/SPEX 2009-0033/SPMI 2009-0009/CMPT 2009-0006**
– Loudoun County Sanitation Authority (d/b/a Loudoun Water) Water Storage
Facility

Dear Mr. Schneider:

On behalf of Loudoun Water, please find enclosed the following materials submitted in response to staff's second referral comments:

1. Eleven (11) hard copies of the Applicant's response letter dated January 8, 2010.
2. Eleven (11) hard copies of the revised Land Development Application (LDA) form. The acreage has been revised on the form to reflect the addition of the entrance road land area.
3. Eleven (11) hard copies of the revised SPEX Statement of Justification. Two (2) blacklined versions are also included.
4. Eleven (11) hard copies of the revised SPEX Plat package dated January 8, 2010.
5. One (1) electronic copy of the revised LDA, revised statement of justification, response letter and revised SPEX Plat package.

Please feel free to call me if you have any questions regarding these resubmission materials.
Thank you for your help on these applications.

Sincerely,


Lori Greenlief

RECEIVED
JAN 08 2010
BUILDING DEPARTMENT

cc: Dale C. Hammes, Loudoun Water
Mark E. Peterson, Luck Stone Corporation
J. Randall Minchew, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

RECEIVED
JAN 11 2010
PLANNING DEPARTMENT

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January 8, 2010

VIA HAND DELIVERY

Marchant Schneider, Project Manager
Loudoun County Department of Planning
1 Harrison Street, Third Floor
Leesburg, VA 20177

RE: SPEX 2009-0020/SPEX 2009-0033/SPMI 2009-0009/CMPT 2009-0006
Loudoun Water Storage Facility, Response to Second Referral Comments

Dear Mr. Schneider:

I am writing on behalf of the applicant, Loudoun Water, to respond to staff's second referral comments. The responses below are only to those agencies who had unresolved issues.

COMMUNITY PLANNING – response to memo dated November 20, 2009

Water Supply Protection

***Comment.** Staff recommends a development condition of approval that the applicant will only withdraw water during normal to high flows. Additionally, staff recommends a condition of approval that the applicant will coordinate with the USACE regarding the Middle Potomac River Watershed Assessment.*

Applicant Response. State law has already been established to control future withdrawals by Loudoun Water from the Potomac River during low flow periods. The provisions of 9VAC25-210-110 para.A2 require a water withdrawal permit condition mandating a reduction in withdrawals when the restriction or emergency stage is declared under the provisions of the Potomac River Low Flow Allocation Agreement. A similar condition on this Special Exception application would unnecessarily duplicate existing state law and could create conflicts between conditions.

Regarding a condition requiring Loudoun Water to coordinate with the United States Army Corps of Engineers (USACE) relative to the Middle Potomac River Watershed Assessment, Loudoun Water is already part of the coordination process through its participation with the Interstate Commission on the Potomac

River Basin (ICPRB).

It should also be noted that Loudoun Water has begun and will continue to coordinate with the Corps with regard to its water withdrawal permit application. The Corps is one of the agencies working with VA DEQ in the review/approval process.

Floodplain Delineation

Comment. *Staff recommends that the applicant complete a formal study of the current floodplain so that this information can be considered as the application moves forward.*

Applicant Response. The Applicant is willing to commit that a floodplain study will be completed and, for the reasons stated in the first response, commits that it will be completed prior to final site plan approval for the proposed water storage use in accordance with the Zoning Ordinance and Facility Standards Manual standards.

Visual Access

Comment. *Staff recommends that the applicant commit to single points of discrete visual access along current or future trails to aid in the interpretation of the site, following coordination with Luck Stone Corporation, the County Parks, Recreation and Community Services Department, and the Northern Virginia Regional Park Authority.*

Applicant Response. As previously stated, the design of the Quarry A water storage facility does not lend itself to public visual access. The water storage elevation within the quarry pit is anticipated to be over twenty feet below the rim of the quarry and at least sixty feet below the elevation of the W&OD Trail. Quarry walls are steep and a ten foot tall barbed wire fence at the quarry rim is proposed for the purpose of preventing public access for both safety and security reasons. Should future trail access be provided by others in proximity to the proposed water storage facility, however, the open weave wire fencing around the use will not thwart visual access to it.

Vegetation & Screening

Comment. *Staff recommends that the applicant commit to a condition of approval regarding the revegetation with appropriate indigenous vegetation of areas not inundated with water, with the exception of visual access points from adjacent trails.*

Applicant Response. The Virginia Dept. of Mines, Minerals and Energy will require Luck Stone to follow reclamation standards as a precondition to the release of the quarry permit when mining operations have ceased, and these standards include provision for revegetation in areas that are capable of being regraded and resoiled.

ZONING – response to memo dated December 11, 2009

A. Critical Issues

1. *Section 6-1310(J) - Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services. Staff reiterates the need to revise the limits of special exception to include the access road from Belmont Ridge Road to the water storage facility. (Prior comment B.4.) Staff does not agree with the October 20, 2009 response letter (p. 8), which states that the access road should not be included in the special exception area because it may be used by others for access. By-right users can continue to use the road even though it is part of the special exception area. Additionally, per Article 8, the access road shown is a "driveway," not a "private access easement." Staff is agreeable to a condition and/or note on the plat which allows for relocation of the access road to address the applicant's concern regarding the relocation of Jackpit Lane. It is recommended that any such relocation occur outside of the floodplain, otherwise a floodplain alteration will be required.*

Applicant Response. The limits of the special exception area have been revised to include vehicular access from Belmont Ridge Road to the water storage facility. A note has also been added to the plat which indicates that the vehicular access may be relocated by others in the future.

B. Other Issues

1. *Section 4-1507, Standards for a Special Exception. In considering applications for a special exception in the floodplain, the Board of Supervisors must be satisfied that the standards of Section 4-1507 have been met. To that end, staff concurs with the Environmental Review Team (ERT) recommendation for a condition of approval requiring a floodplain study of Goose Creek proximate to the location of the quarry and a study of the tributary within the subject property that drains into Goose Creek and contains minor floodplain and major floodplain. Staff recommends the floodplain study be completed prior to site plan approval for the water storage facility.*

Applicant Response. The Applicant is willing to commit that a floodplain study will be completed and, for the reasons stated in the first response,

commits that it will be completed prior to final site plan approval for the proposed water storage use in accordance with the Zoning Ordinance and Facility Standards Manual standards.

3. *Section 5-621, Public Utilities.* Section 5-621(B) requires public utilities to have a minimum type 4 buffer yard. The applicant seeks approval of a minor special exception to modify this requirement, requesting that existing vegetation be permitted in lieu of a standard type 4 buffer. The response letter (p. 8) indicates that the statement of justification has been revised to include a justification for the modified buffer yard. However, the statement has not been revised to include such justification. Please incorporate the justification provided in the response letter into the statement of justification. Further, as noted above, staff is supportive of the use of existing vegetation. However, the existing tree line is difficult to see on the special exception plat and no specific areas of tree save are noted. Staff suggests these matters be clarified. Staff reiterates that a condition of approval is needed to ensure that the existing landscaping will continue to meet or exceed type 4 buffer yard standards when the use is established in 8 to 11 years. (Prior comment B.10.)

Applicant Response. The Statement of Justification has been modified to include justification for the modified buffer yard. As noted in the Statement, the concept of water storage is usually associated with above ground structures rising up to 175 feet above ground rather than within a quarry pit where water storage will largely be unseen. Existing vegetation will provide effective screening for the proposed use.

The Applicant has conservatively calculated that a total of 7 acres of tree canopy coverage exists between the proposed water storage facility and the parcel's northern, southern and western boundaries. Submitted as part of the special exception plat package is an exhibit which outlines an area within which this existing coverage is located. Some of this area is within the special exception boundaries and some of the area is immediately adjacent to it. At the time of site plan approval, the Applicant will work with the Urban Forester to insure that seven acres of tree canopy coverage will be maintained within the designated area to satisfy buffer yard requirements.

4. *Conditions of Approval.* Staff requests the opportunity to review draft conditions of approval for these applications. Per the response letter (p. 4), the applicant has agreed to a condition requiring downward directed lighting. A condition should also address the period of validity for the special exceptions, as a period of 15 years has been requested.

Applicant Response. Acknowledged.

5. *The Loudoun County Mapping System indicates the presence of an open space easement on the subject parcel. However, staff has been unable to locate a recorded easement in the County Land Records. Staff requests that the presence of an open space easement be confirmed, and that any such easement be submitted to ensure its consistency with the proposed use.*

Applicant Response. A Goose Creek Scenic Easement is designated along Luck Stone's quarry located to the south of the W&OD Trail. However no easement exists north of the trail, i.e. on Quarry A.

6. *The statement of justification (multiple references) and general note 3 (sheet 1) specify different time frames for the quarry operations. The statement of justification states 2017-2020, while the plat note states 2015-2020. Please reconcile these differences. (Prior comment B.13.)*

Applicant Response. Differences between the special exception plat and the Statement of Justification have been reconciled to ensure all references portray a timeframe of 2017-2020.

7. *The statement of justification (p. 9) includes a "floodplain study waiver request." Please be advised that such request cannot be approved with the subject applications. This request should be submitted to the Department of Building and Development prior to or concurrent with the submission of a site plan.*

Applicant Response. Acknowledged.

8. *The statement of justification (p. 9) indicates that no crossings or encroachments in the floodplain are proposed. However, the proposed parking area appears to encroach slightly into minor floodplain. Staff recommends that the parking area be relocated wholly outside the limits of minor floodplain*

Applicant Response. The location of the parking on the Special Exception plat has been modified to be located outside of the minor floodplain as presently mapped.

9. *On sheet 3, in the title, please change "1993 Loudoun County Zoning Ordinance, As Revised" to "Revised 1993 Loudoun County Zoning Ordinance" to be consistent with sheet 1.*

Applicant Response. The requested revision has been completed.

10. *On sheet 3, under the required column for Section 5-621(C), revise the word "shall" to "may." Section 5-621(C) states "Such utilities may be accessed by*

private access easement."

Applicant Response. The requested revision has been completed.

11. *On sheet 3, under the required column for Section 5-900, revise letter "(A)" to "(A)(9)." This will clarify that the setbacks listed are for Route 659, which is an "Other Arterial Road" per Section 5-900(A)(9).*

Applicant Response. The requested revision has been completed.

12. *Revise sheet 1 to add the following application numbers: SPEX 2009-0033 and SPMI 2009-0009.*

Applicant Response. The requested revision has been completed.

13. *Staff recommends the plat sheets be numbered 1 through 6 (as opposed to adding sheets 2A and 4A). Revise the sheet index on sheet 1 accordingly.*

Applicant Response. The sheets have been numbered as recommended.

ENVIRONMENTAL REVIEW – response to memo dated November 20, 2009

1. *Staff continues to recommend a commitment to reforestation adjacent to Goose Creek that does not interfere with existing power line easements and road access widths. Reforestation may also compliment Type IV buffer requirements per Revised 1993 Zoning Ordinance (ZO) Section 5-621(B).*

Applicant Response. As previously mentioned, the special exception area which is proposed as a water storage facility does not include the area adjacent to Goose Creek. However, a commitment has been made to maintain existing vegetation in order to satisfy a proposed tree canopy coverage standard as set forth on Sheet 4 of the SPEX plat. Appropriate areas along Goose Creek may be revegetated to meet this standard as determined by the Urban Forester at the time of site plan approval.

2. *Staff recommends a condition of approval that the applicant and/or property owner complete a floodplain study of Goose Creek proximate to the location of the quarry and a study of the tributary within the subject property that drains into Goose Creek and contains minor floodplain and major floodplain. Said floodplain study shall depict updated topography and flood elevations prior to use of the quarry site as a water storage reservoir. This recommendation supports the fourth purpose and intent per ZO Section 4-*

1501, to "comply with Federal and State laws and regulations that address the need for floodplain management and protection..." The study would update flood hazards to reflect topography that has been adjusted during quarry operations. The study will be reviewed and approved by the County consistent with Zoning Ordinance and Facility Standards Manual standards.

Applicant Response. For the reasons stated in the first response, the Applicant is willing to commit that a floodplain study will be completed prior to final site plan approval for the proposed water storage use in accordance with the Zoning Ordinance and Facility Standards Manual standards.

3. *Staff continues to encourage water conservation efforts that were recommended in the September 2008 report and further consideration of re-use of water from the Town of Leesburg. Staff is also in communication with the Town of Leesburg and the power plant applicant regarding water re-use options.*

Applicant Response. Acknowledged.

VDOT – response to memo dated November 18, 2009

1. *The applicant's response to our first submission has been noted. We continue to recommend that the County consider our first submission comments dated August 19, 2009.*

Applicants Response. As previously noted, right-of-way dedication for improvement on Belmont Ridge Road was addressed in the special exception for the quarrying activity in this area. The Applicant notes that an anticipated trip generation of one trip daily to the proposed water storage use does not warrant a monetary contribution for road improvements.

2. *Noting the applicant's response, at the very least, Condition # 5 of SPEX 1990-0019 referencing the requisite right of way dedication of 60' from centerline along Belmont Ridge Road, Route 659 should be made now, if it has not already been dedicated.*

Applicant Response. The Applicant notes that a trigger mechanism for right-of-way dedication by Luck Stone Corporation has already been established in SPEX 1990-0019, Condition 5.

HISTORIC PRESERVATION - response to memo dated December 1, 2009

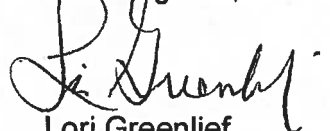
Comment. To meet the County's objective to protect and preserve significant historic and archaeological resources, staff recommends that any approval of the

subject SPEX application include a condition that a Phase 1 archaeological survey will be conducted within the area of ground disturbance for the construction of the intake and pumping station and the extension of the water utility line to the existing quarry site which is the subject of this SPEX application. Further, staff recommends that approval of the subject application include a condition that the applicant will mitigate impacts to archaeological and historic resources identified during the survey through avoidance, conservation and/or further evaluation and excavation if warranted, in consultation with the County Archaeologist or appropriate staff prior to approval of Site Plans.

Applicant Response. The referenced intake, pumping station and water lines are not located within the special exception area, but they are components of Loudoun Water's Central Water Supply Program which must be reviewed and approved by state and federal agencies before a Potomac River water withdrawal permit can be issued. Staff concerns will be addressed during this separate review/approval process which involves the VA Dept. of Environmental Quality and the Army Corps of Engineers, as well as the VA Dept. of Historic Resources. Phase I archeological surveys will be required for all program components and mitigation/avoidance measures will have to be addressed if archeological/historic resources are identified.

Thank you for the opportunity to respond to the specific agency comments. Please give me a call if there are any questions regarding any of the responses.

Best Regards,


Lori Greenlief
McGuireWoods, LLP

cc: Dale C. Hammes, Loudoun Water
Mark E. Peterson, Luck Stone Corporation
J. Randall Minchew, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

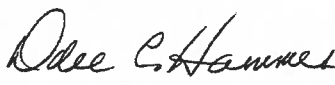
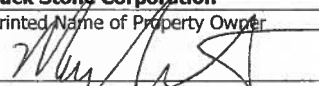


LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) *This application form must be filled out in its entirety.*
- (2) *An incomplete application form will result in rejection of the application prior to checklist review.*
- (3) *If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.*
- (4) *Do not write in shaded areas.*
- (5) *See attached Instructions for completing the Land Development Application.*

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION: CMPT/SPEX (2)/SPMI ____ 1972 Zoning Ordinance ____ 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Application Number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																													
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)																															
Total Number of Cross-Sections (FPAL Type II & FPST)																															
Estimated Square Feet of Land Disturbance (SPEX)																															
Project Name: "Quarry A" Water Storage Facility		Subdivision Name (if different from project name): Subdivision Section: Lot Numbers:																													
Description of Proposed Project: (Must be completed) Seeking Commission Permit and Special Exception Approval to use an existing quarry for water storage once mining operations have ceased, Special Exception for the location of a use required for the operation of a public utility in the floodplain, and Minor Special Exception to modify requirements for required Type 4 buffer																															
Number and Types of Proposed Lots Residential <u>N/A</u> Non-residential <u>N/A</u> Conservancy <u>N/A</u> Open Space <u>N/A</u> Other (Specify type) _____		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications). <table border="1"><thead><tr><th></th><th>Total Units</th><th>Quantity Affordable</th><th>Quantity Elderly</th></tr></thead><tbody><tr><td>Detached</td><td></td><td></td><td></td></tr><tr><td>Semi-detached</td><td></td><td></td><td></td></tr><tr><td>Townhouse</td><td></td><td></td><td></td></tr><tr><td>Multi-family</td><td></td><td></td><td></td></tr><tr><td>Other (specify)</td><td></td><td></td><td></td></tr><tr><td>Total</td><td>N/A</td><td></td><td></td></tr></tbody></table>			Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family				Other (specify)				Total	N/A		
	Total Units	Quantity Affordable	Quantity Elderly																												
Detached																															
Semi-detached																															
Townhouse																															
Multi-family																															
Other (specify)																															
Total	N/A																														
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:																															
Category	Description of Use	Square Footage																													
Ag-Residential																															
Sales & Service																															
Office																															
Industrial																															
Gov't., Utilities & Public Service	Water Storage in Existing Quarry (Water Storage Tank)	N/A																													
Recreation & Special Interests																															
Transportation & Communications																															
Education & Training																															
Other (specify)																															
Total Square Footage																															
PROJECT LOCATION																															
Property Address: None	Property Location: North of the W&OD Trail; east side of Goose Creek; approximately 1,140 ft. west of Belmont Ridge Road, Rt. 659	Adjacent Roads Jackplit Lane, Belmont Ridge Rd., Rt. 659																													
ELECTION DISTRICT(S) Broad Run District																															
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION																															
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status Existing Proposed																												
MCPI 114-25-6156	MR-HI District	34.71 ac - SPEX area; 80.61 ac - Parcel area	MR-HI	MR-HI																											

SURROUNDING LAND USES AND ZONING			
<i>List all surrounding land uses and zoning districts adjacent to the property, including those across roads.</i>			
LAND USE		ZONING	
NORTH	Residential	MR-HI	
SOUTH	W&OD Trail; South of W&OD Trail - vacant	MR-HI	
EAST	Quarry related commercial uses; across Belmont Ridge Rd, Rt. 659 - residential	MR-HI; across Belmont Ridge Rd. - R-1	
WEST	Goose Creek; across Goose Creek - Vacant land	TR-10	
APPLICANT(S)			
Company Name	Loudoun County Sanitation Authority (d/b/a Loudoun Water)	Company Name	
Name of Person & Title	Dale C. Hammes General Manager	Name of Person & Title	
Mailing Address	44865 Loudoun Water Way	Mailing Address	
City, State, Zip Code	Ashburn VA 20146	City, State, Zip Code	
Daytime Telephone	571.291.7700	Daytime Telephone	
E-mail Address	dhammes@loudounwater.org	E-mail Address	
Correspondent?	Yes No <input checked="" type="checkbox"/>	Correspondent?	Yes No
PROPERTY OWNER(S)			
Company Name	Luck Stone Corporation	Company Name	
Name of Person & Title	Mark E. Peterson Manager	Name of Person & Title	
Mailing Address	P.O. Box 29682	Mailing Address	
City, State, Zip Code	Richmond, VA 23242-0682	City, State, Zip Code	
Daytime Telephone	800.898.5825	Daytime Telephone	
E-mail Address	mpeterson@luckstone.com	E-mail Address	
Correspondent?	Yes No <input checked="" type="checkbox"/>	Correspondent?	Yes No
REPRESENTATIVE(S)			
Company Name	McGuire Woods LLP	Company Name	
Name of Person & Title	Jonathan P. Rak Attorney	Name of Person & Title	
Mailing Address	1750 Tysons Boulevard STE 1800	Mailing Address	
City, State, Zip Code	McLean, VA 22102-4215	City, State, Zip Code	
Daytime Telephone	703.712.5411	Daytime Telephone	
E-mail Address	jrak@mcguirewoods.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No	Correspondent?	Yes No
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
Loudoun County Sanitation Authority, d/b/a Loudoun Water Dale C. Hammes, General Manager Printed Name of Applicant		Printed Name of Applicant Signature of Applicant _____ Date _____	
 Signature of Applicant _____ Date 1/8/2010			
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
Mark E. Peterson, Manager Luck Stone Corporation Printed Name of Property Owner		Printed Name of Property Owner Signature of Property Owner _____ Date _____	
 Signature of Property Owner _____ Date 1.08.10			

Statement of Justification

CMPT-2009-0006

SPEX-2009-0020

SPEX-2009-0033

SPMI-2009-0009

**Commission Permit and Special Exception Application for
Future Water Storage in an Existing Quarry (Water Storage Tank);
Special Exception for the Location of a Use Required for the Operation of a Public
Utility in the Floodplain**

Minor Special Exception Modifying Requirements for Required Type 4 Buffer

Parcel 29 (TM 61; MCPI# 114-25-6156)

Loudoun Water - Applicant

June 1, 2009

Revised October 19, 2009

Revised January 8, 2010

Summary of Project Proposal

Loudoun Water (Applicant) proposes to use "Quarry A" (Property), an existing diabase rock quarry totaling 34.71 acres for water storage once mining operations are completed. This quarry comprises the special exception application area and is part of the 80.61-acre Parcel 29 located to the east of Goose Creek and north of the W&OD Trail. Other quarry-related commercial uses are located on the same parcel to the east and are not included in this special exception application.

Parcel 29 is zoned MR-HI as are adjacent parcels to the north and south, beyond the W&OD Trail. Existing residential and non-residential structures are located to the north while a second quarry, "Quarry B", is located to the south. Goose Creek is located between 70/150 feet west of the Property and forms the western boundary of Parcel 29. Jack Pit Lane, a private road, provides access to the Property from Belmont Ridge Road, Rt. 659 farther to the east.

Quarries A and B are part of Luck Stone Corporation's Leesburg Plant mining operation which also includes an approved, future quarry to the west, across Goose Creek. Loudoun Water has an agreement with Luck Stone Corporation to utilize Quarry A for water storage when mining operations have been completed, currently estimated to be in the 2017-2020 timeframe. Quarry A is a key component of Loudoun Water's Central Water Supply Program, as described below, and it provides the potential for Loudoun Water to store up to 1 billion gallons of water for future use in the area served by the Central Water Supply System.

Background

Loudoun Water's Long-Range Planning Efforts to Satisfy Anticipated Needs for the Central Water Supply System

Loudoun Water currently provides public water to residential and non residential customers within an area identified by Loudoun County as the Central Water Supply System (See Exhibit 1). Loudoun Water obtains 57 million gallons per day (MGD) of water to serve this area from Fairfax Water and the City of Fairfax. Loudoun County land use plans and related demographic projections have been used by Loudoun Water to forecast that more water will be needed to meet future demand in the Central Water Supply System by 2035-2040 (total estimate needed: 90 MGD) even as efforts continue to reduce peak demands through implementation of a wise water use program and proactive demand management strategies. On December 11, 2008, the

Loudoun Water Board of Directors gave approval for the proposed Potomac River Water Supply and Raw Water Storage Program ("Central Water Supply Program"), a two-phased program to meet current and projected needs for the next 30 years by withdrawing raw, non-potable water directly from the Potomac River, storing it for future use in existing quarries, and processing finished drinking water at a new water treatment facility.

Loudoun Water's Central Water Supply Program

The Loudoun Water Board of Directors' action was a culmination of years of effort that included long-range planning, alternatives analysis, negotiation between potential partners and outreach to community interests. Alternatives included increasing the amount of water purchased from Fairfax Water, and the purchase and upgrade of an existing water treatment plant owned and operated by the City of Fairfax.

Fairfax Water utilizes an integrated system to provide Loudoun Water up to 50 MGD of water from the Potomac River and the Occoquan Reservoir. This system provides a dependable source of water and was evaluated as an alternative to the proposed water storage option. However, significant costs are associated with the water volume necessary to meet Loudoun County's needs and include the cost of upgrading Fairfax Water's existing intake on the Potomac River, extending and additional 35 miles of finished water lines through both developed and natural areas of Loudoun and Fairfax Counties (instead of the of the 8 miles contemplated with the proposed Central Water Supply Program) and incurring ongoing operating costs of a system that requires the pumping of water between elevations that differ by as much as 340 feet.

The City of Fairfax obtains water from the Goose Creek Reservoir and existing agreements allocate up to 7 MGD to Loudoun Water as available. Droughts in recent years have diminished stream flow in Goose Creek, however, and Loudoun Water has only been able to reliably depend upon 3 MGD from this source. While Loudoun Water has approached the City with offers to purchase and upgrade the existing water treatment plant, the City remains committed to ownership and operation of its own water treatment facility.

Loudoun Water could construct a water treatment plant on land it owns along the Potomac River, to the west of the River Creek community. However, development constraints associated with this property as well as its size (less than half the acreage of the proposed site) limits the amount of open space that can be used to augment minimum buffer requirements along the property's boundary, next to existing residential development. Moreover, the parcel is not located near current and future Loudoun Water customers who will need to be served by the expanded water supply. Nor is it located in proximity to raw water storage sites and finished water storage tanks that are part of the Central Water Supply System.

Loudoun Water's decision to build its own Potomac River water supply, to better locate its future water treatment plant near an existing/future customer base, and to utilize quarries for water storage was made in light of the factors cited above.

Components of the Central Water Supply Program

Loudoun Water's Central Water Supply Program consists of individual components: a raw water intake and pump station at the Potomac River, a water treatment plant on a parcel located approximately 1 mile southwest of the Application Property, and raw water storage (Water Banking – see below) in one or more quarries owned by Luck Stone Corporation that are located in between the two other components. Exhibit 2 is provided for illustrative purposes only, to portray the manner in which components of the proposed Central Water Supply Program relate

to each other and to other quarry sites that may provide potential opportunities for Water Banking opportunities in the future.

Raw Water Intake and Pump Station

The Central Water Supply Program includes a water intake to be located in the Potomac River and on a 23 acre riverfront property that Loudoun Water acquired in 1993. Raw water will be pumped from the river and conveyed to the remaining components of the system. Revised General Plan policy recommends that Loudoun Water may provide its own water supply option along the Potomac River. Use of this parcel for an intake was shown on an approved concept plan associated with the River Creek rezoning (ZMAP 1989-0015), and the pump station that is part of the intake component is permitted as a by-right use per the Loudoun County Zoning Ordinance. As a result, neither a commission permit nor a special exception is required for this use. However State and Federal permits are required for the intake and other system components, and these will be obtained.

Water Banking: Raw Water Storage in Existing Quarries

Key to the Central Water Supply Program is a unique concept described as Water Banking; using retired quarries that have been fully mined for water storage. Raw, non potable water is deposited in the quarries during times when Potomac River flows are normal to high, and then withdrawn in lieu of continued withdrawals from the river during times of drought or excess turbidity. In this way sufficient water can be treated to serve the demands of Central Water Supply System customers without impacts to the river or to the water supply needs of other jurisdictions.

Loudoun Water's public/private partnership and business agreements with Luck Stone are instrumental to implementing the Water Banking concept. Four quarries situated in proximity to each other as well as to Loudoun Water's proposed water treatment plant afford the opportunity to store up to eight billion gallons of water and minimize Loudoun Water's withdrawals from the Potomac during less optimal times. An agreement between Loudoun Water and Luck Stone provides Loudoun Water the opportunity to use Luck's quarry located north of the W&OD Trail and east of Goose Creek ("Quarry A") for Water Banking. It is Quarry A that is currently the subject of this set of applications. It is anticipated that approximately 1 billion gallons of water will be able to be stored in this quarry alone once mining operations are complete in the 2017-2020 timeframe. In this manner, Loudoun Water will be able to use quarries for a beneficial public purpose.

Water Treatment Plant

The Central Water Supply Program envisions a water treatment plant being constructed in two phases on a parcel located approximately one mile southwest of the Application Property. Phase I will result in the construction of a 20 MGD facility by approximately 2016 to serve the short term water needs of the Central Water Supply System. The fully expanded 40 MGD facility will provide for future needs to the 2035-2040 timeframe. Water from either the Potomac River or Water Banking site(s) will be processed into finished drinking water at the treatment facility. From there it will enter the Central Water Supply System via a finished water line that extends under Goose Creek to an existing water line along Belmont Ridge Road, Rt. 659, connecting to local water lines and to Loudoun Water's Broadlands and Brambleton water tanks located approximately 1.6 and 4 miles to the south, respectively.

Comprehensive Plan and Policy Considerations Relative to the Proposed Commission Permit and Special Exception; Compliance with Plan Objectives

The Property is located in the Suburban Policy Area per the Loudoun County Revised General Plan. Quarries in the Suburban Policy Area are governed by the Green Infrastructure Policies of

the Plan, and those policies specifically recommend that the County encourage the innovative and sensitive reuse of quarries and resource extraction sites (Chapter 5, Mineral Resource Extraction Policy #8. In 2008, Loudoun County's Environmental Policy and Program Assessment recognized that quarries could be converted for water storage purposes (page 66).

- *Compliance with Plan Policies: Use of the Property for water storage is an opportunity to reclaim Quarry A for a beneficial public purpose once mining operations have been completed.*

The Revised General Plan recommends that Loudoun Water continue to be responsible for the provision and extension of public water service in the Suburban Policy Area and Transition Policy Area (Chapter 2, General Water/Sewer Policy # 7). It notes that other water supply options to those that already exist (i.e. water from Fairfax City and Fairfax Water) can be considered for the Suburban and Transition Policy Areas (Chapter 2, General Water Policy #2). A Potomac River water facility is an identified option. The Plan includes a recommendation for the County and Loudoun Water to cooperate in developing long-range plans for water supply and impoundment sites (General Water Policy #6).

- *Compliance with Plan Policies: The proposed use supports Loudoun Water's responsibility to insure the adequate and efficient supply of water for the Central Water Supply System that serves the Suburban and Transition Policy Areas of the County. Water from the Potomac River will be stored in accordance with Loudoun Water's adopted Potomac River Water Supply Program as described above.*

The Revised General Plan notes that open space is to be located so as to create and supplement a 300 foot buffer along Goose Creek (Community Design Policy #13; Scenic Rivers and Potomac River Policy #1).

Compliance with Plan Policies: The water feature that will result once Quarry A is reclaimed in accordance with the proposed use will supplement the Plan-recommended Goose Creek no-build buffer.

Zoning and Related Conditions Relative to the Proposed Water Storage Facility

The Property has been a quarry since the 1880's and it became an unintended water impoundment area when Hurricane Agnes caused Goose Creek to overflow its boundaries and flood quarry in 1972. The water remained in the quarry for approximately twenty-one years until Luck Stone Corporation pumped the water out in order to resume mining operations.

Use of the Property for water storage will become effective only after mining operations have ceased. At that time the quarry cavity will have the potential to hold over one billion gallons of water. Exhibit 3 illustrates the status of the Quarry A mining operation in early 2008, the manner in which the quarry will be mined over time, and the total water volume that can be anticipated upon completion of quarry operations. Luck Stone estimates that it will take between eight and eleven years to fully mine the Property.

Welded wire black fencing will be provided around the perimeter of the Property as described below with regard to the proposed Type 4 Buffer modification. This type of fencing provides for necessary security for the water supply and a safety measure for the general public.

Zoning Requirements

Two special exception applications and a minor special exception application have been filed in accordance with these Zoning Ordinance provisions in support of the proposed water storage use. The use of a quarry for water storage meets the Zoning Ordinance definition for a "water storage tank" as it is a "... other facility for the storage of water for supply to a water system";

- The proposed use is permitted in the MR-HI District by Special Exception.
- The proposed use is also a "structure or use required for the operation of a public utility", permitted by Special Exception in a Floodplain Overlay District per Section 4-1506D.
- Section 5-621 of the Zoning Ordinance requires a Type 4 Buffer for Loudoun Water (LCSA) facilities, but the requirement can be modified with approval of a minor special exception pursuant to Zoning Ordinance Section 5-600.

The proposed use complies with the provisions of Sec. 6-1310 of the Zoning Ordinance as follows:

(A) Whether the proposed special exceptions are consistent with the Comprehensive Plan.

- *Response: Specific references to Plan compliance have been cited in the section entitled "Comprehensive Plan and Policy Considerations Relative to the Proposed Commission Permit and Special Exception; Compliance with Plan Objectives". Use of the Property for water storage is an opportunity to reclaim an existing quarry once mining operations have been completed and to do so in a way that supports the Plan's public water supply policies. Reclaiming the quarry for water storage will not increase flood heights or velocities and may reduce impacts from flooding because the fully mined quarry will have at least twenty feet of unused volume even after the water storage facility is fully operational.*

(B) Whether the proposed special exceptions will adequately provide for safety from fire hazards and have effective measures of fire control.

Response: By the very nature of the proposed water storage use, fire hazards and fire control should not be a concern.

(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

Response: No noise impacts are anticipated from the proposed water storage use.

(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

Response: Lighting will be provided for safety and security measures only. Lighting will be directed downward so as to reduce glare and spillover unless safety and security measures dictate otherwise.

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels.

Response: The proposed water storage facility will be compatible with uses on adjacent parcels.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.

Response: Sufficient landscaping exists to screen and buffer surrounding uses from the proposed use, particularly in light of the fact that future water storage will be at an elevation that is at least twenty feet below the quarry rim. Existing mature trees and vegetation, and an existing embankment both to the north and west completely screen the proposed use from a residential use (north) and Goose Creek (west). Existing mature trees and vegetation along the parcel boundary to the south screens the proposed use from the W&OD Trail. To the east, very little landscaping exists. However, landscaping would not be effective in screening the water in the quarry from existing quarry-related industrial and commercial uses because they have been developed on land that is at a higher elevation than the quarry. Water storage in a retired quarry will be a passive use and one that is less intensive than surrounding uses, both existing and permitted. It is for these reasons that a minor special exception has been filed to permit existing vegetation north, west and south of the quarry to satisfy buffer requirements for the proposed use.

- (G) Whether the proposed special exceptions will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

Response: None of the above-cited features exist because the Property is a stone quarry and the site of an active mining operation.

- (H) Whether the proposed special exceptions will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

Response: The proposed use will not damage these features because the Property is a stone quarry and the site of an active mining operation.

- (I) Whether the proposed special exceptions at the specified location will contribute to or promote the welfare or convenience of the public.

Response: The proposed use will promote the general public welfare by insuring that a sufficient supply of water is available to meet current and projected demands for water in the Central Water Supply System, that it is done in the most cost effective manner for the benefit of Loudoun Water customers who obtain water through that system, and that it is done without negative impacts to the environment or surrounding land uses.

- (J) Whether the traffic expected to be generated by the proposed use will be adequately and safely be served by roads, pedestrian connections and other transportation services.

Response: Anticipated traffic generated by the proposed water storage use is minimal, estimated to be an average of one trip per day from Belmont Ridge Road when water is being stored or withdrawn from the quarry. Pedestrian access within the Property will not be permitted for security and safety reasons.

- (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.

Response: The Property is an actively mined stone quarry. None of the mining-related structures will be converted under the proposed use.

- (L) Whether the proposed special exceptions will be served adequately by essential public facilities and services.

ATTACHMENT 7

Response: The proposed water storage use does not require public facilities and services. Water lines to and from the facility will be extended by Loudoun Water as necessary to connect the water storage use to other Central Water Supply Program components.

- (M) The effect of the proposed special exceptions on groundwater supply.

Response: Groundwater impacts are not anticipated with the water storage use because of the dense nature of the remaining diabase rock that will line the quarry cavity. Any existing fissures will be properly sealed prior to water storage activity.

- (N) Whether the proposed use will affect the structural capacity of the soils.

Response: The proposed use will not affect the structural capacity of the rock that remains after quarry operations have been completed.

- (O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

Response: The proposed use will not negatively impact orderly and safe road development and transportation. Vehicle trips will average one trip per day during those times when water is either being pumped to or withdrawn from the facility.

- (P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Response: The proposed water treatment facility is a public use which will not, in and of itself, enlarge the tax base. However it will provide employment opportunities during the time it is being reclaimed for the proposed use.

- (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

Response: The proposed use will more effectively provide for the future water supply needs of industry and business in the areas served by the Central Water Supply System.

- (R) Whether adequate on and off-site infrastructure is available.

Response: Waterlines will connect the proposed water storage facility to a planned intake on the Potomac River and a proposed water treatment plant that is the subject of a companion special exception application.

- (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.

Response: No odors will be generated by the proposed use.

- (T) Whether the proposed special exceptions use sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Response: There will be limited construction activity associated with the proposed use.

Portions of Quarry A are currently shown to be located within a major and minor floodplain. The proposed water storage use is a "use required for the operation of a public utility", and is permitted by Special Exception in a Floodplain Overlay District per Section 4-1506D. The proposed use complies with the provisions of Sec. 4-1507 of the Zoning Ordinance (Standards for a Special Exception) as follows:

- (A) The proposed use will not increase the danger to life and property due to increased flood heights or velocities.

Response: The proposed use will not increase danger to life and property due to increased flood height or velocities. When the existing quarry is fully mined, the water level of the proposed water storage facility will be at the same approximate level as the water in Goose Creek (elevation 210). That elevation is over twenty feet below the lowest elevation of the quarry rim.

- (B) The proposed use will not increase the danger that materials may be swept downstream to the injury of others.

Response: There will be no obstructions constructed within the floodplain, and therefore no materials will be swept downstream.

- (C) The proposed water supply and sanitation systems are designed to prevent disease, contamination, and unsanitary conditions.

Response: There will be no sanitation system or potable water supply system constructed with the proposed use.

- (D) The proposed use or structure must be located and designed to limit its susceptibility to flood damage, and available alternative locations, not subject to flooding, for the proposed use must be considered.

Response: Quarry A's walls consist of hard diabase rock and will not be susceptible to flood damage. Other nearby quarries have been considered and may be used in the future for water storage, but they cannot meet Loudoun Water's need for water storage by the 2017-2020 timeframe.

- (E) The proposed use is compatible with existing and planned development.

Response: The proposed use is compatible with existing and planned development. The entire parcel is planned, zoned, and used for quarry and quarry-related uses. Reuse of the quarry for water storage is also consistent with the provisions of the Revised General Plan, and is less intensive than other existing or permitted uses in the MR-HI District.

- (F) The proposed use is in harmony with the comprehensive plan.

Response: Reuse of retired quarries for water storage is in harmony and consistent with the provisions of the Comprehensive Plan. The Property is located in the Suburban Policy Area per the Loudoun County Revised General Plan. Quarries in the Suburban Policy Area are governed by the Green Infrastructure Policies of the Plan, and those policies specifically recommend that the County encourage the innovative and sensitive reuse of quarries and resource extraction sites (Chapter 5, Mineral Resource Extraction Policy #8. In 2008, Loudoun County's Environmental Policy and Program Assessment recognized that quarries could be converted for water storage purposes (page 66).

- (G) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site should not cause significant damage.

Response: When the existing quarry is fully mined, the water level of the proposed water storage facility will be at the same approximate level as the water in Goose Creek (elevation 210). That elevation is over twenty feet below the lowest elevation of the quarry rim. The proposed use should not, therefore, affect expected heights, velocity, duration, rate of rise and sediment transport of any flood waters expected at the site and should therefore not cause significant damage

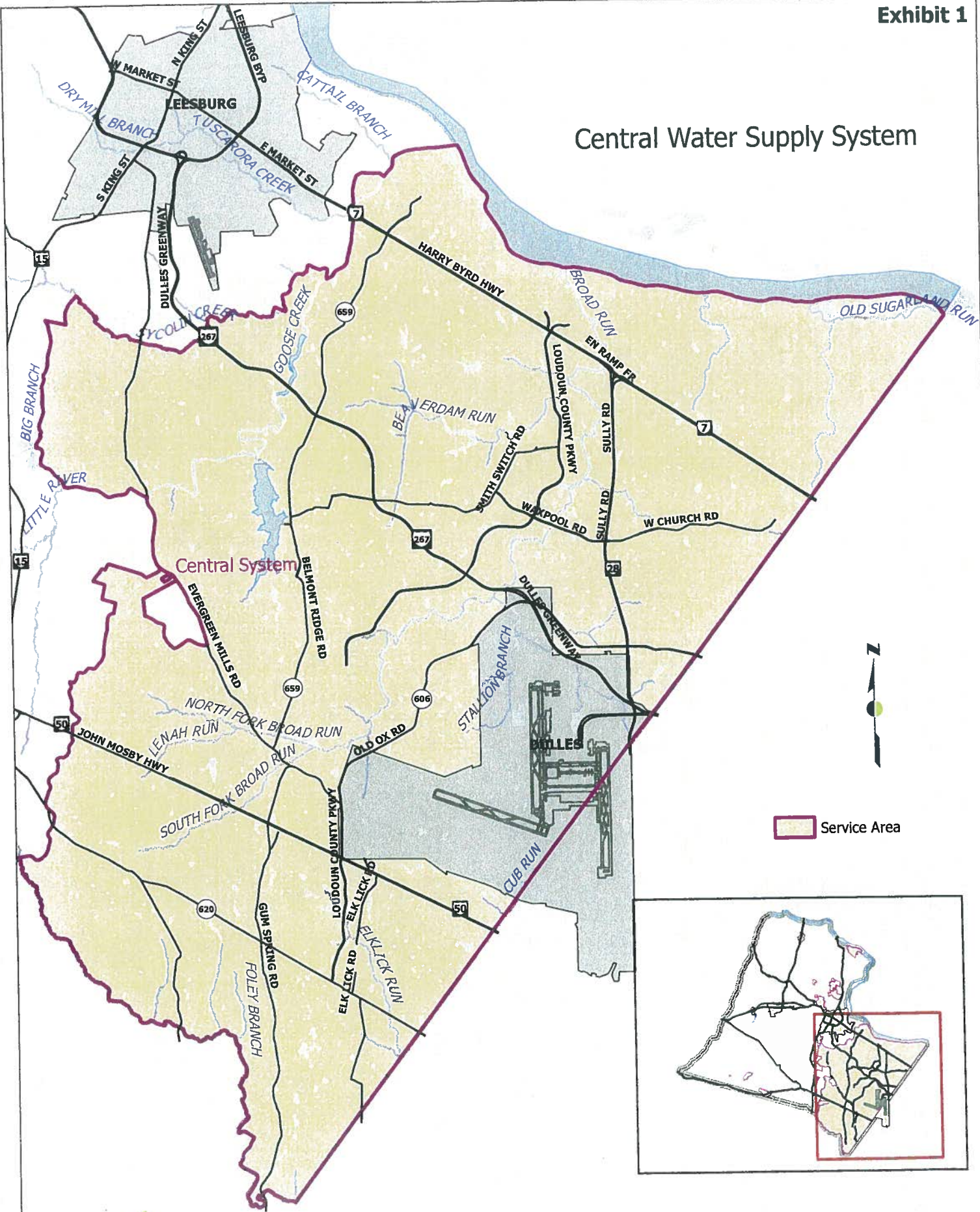
As previously mentioned, Section 5-621 of the Zoning Ordinance requires a Type 4 Buffer for Loudoun Water (LCSA) facilities, but the requirement can be modified with approval of a minor special exception pursuant to Zoning Ordinance Section 5-600. The minor special exception included in the application requests that existing vegetation be permitted in lieu of a standard Type 4 buffer and that a ten foot black vinyl coated chain link fence as described below be permitted in lieu of six foot fencing that provides for a minimum of 95% opacity. There are several factors which have led to the request for this modification:

- The buffering requirements in Section 5-621 do not differentiate between a heavy public utility such as a sewage treatment plant and a use as proposed in this application which is storing water in an existing quarry. The concept of a water storage facility is usually associated with above ground structures rising up to 175 feet above ground rather than in a quarry pit where water storage will largely go unseen. The impacts of this type of public utility are far less than those of all other public utility uses, so the Applicant requests that some discretion be used when applying the buffer requirements in Sect. 5-621.
- The same buffers that have provided screening for an active quarrying operation will remain in place for the more passive water storage use once the quarry has been retired. Existing vegetation along the northern and western boundaries of the parcel and the fact that the quarry rim is at a higher elevation than the parcel boundaries in these areas insures that the proposed water storage use will be screened from adjacent properties and Goose Creek. Along the southern boundary, existing mature trees and vegetation and the fact that the ultimate water level elevation will be well below the quarry rim provide sufficient landscaping and buffering to screen the water storage use from the W&OD Trail.
- To the east, very little landscaping exists between the quarry and existing quarry-related commercial and industrial uses that are located on a hill above the quarry. Additional landscaping would be ineffective in screening the quarry from these uses because of the difference in elevation between uses. Water storage as proposed is the more passive use and it also does not seem necessary to screen this use from those that are more intensive. There is also very little activity associated with the proposed water storage use— possibly one vehicle trip per day for maintenance and inspection purposes. Further, as staff has noted, there is adequate vegetation and screening in most areas surrounding the special exception area, “more intensive than the required type 4 buffer in some areas”.
- There are no structures associated with this public utility other than a water pump station which is a permitted use in the MR-HI District. Neither use will be visible to the north, south, or along Goose Creek to the west.
- The fencing that is proposed- ten foot high, black vinyl coated chain link with double strand barb wire - is standard fencing used by Loudoun Water to provide for safety and security around its facilities. Eliminating the requirement for a minimum of 95% opacity provides an additional security/safety measure to observe the water storage area from all directions at the quarry rim.

Conclusion

For the reasons cited above, use of the Property for water storage is appropriate, particularly in light of Revised General Plan recommendations which encourage the innovative reuse of existing quarries and in light of Loudoun Water's responsibility to provide an adequate supply of water to the Central Water Supply System in the most effective and cost efficient manner possible.

Central Water Supply System



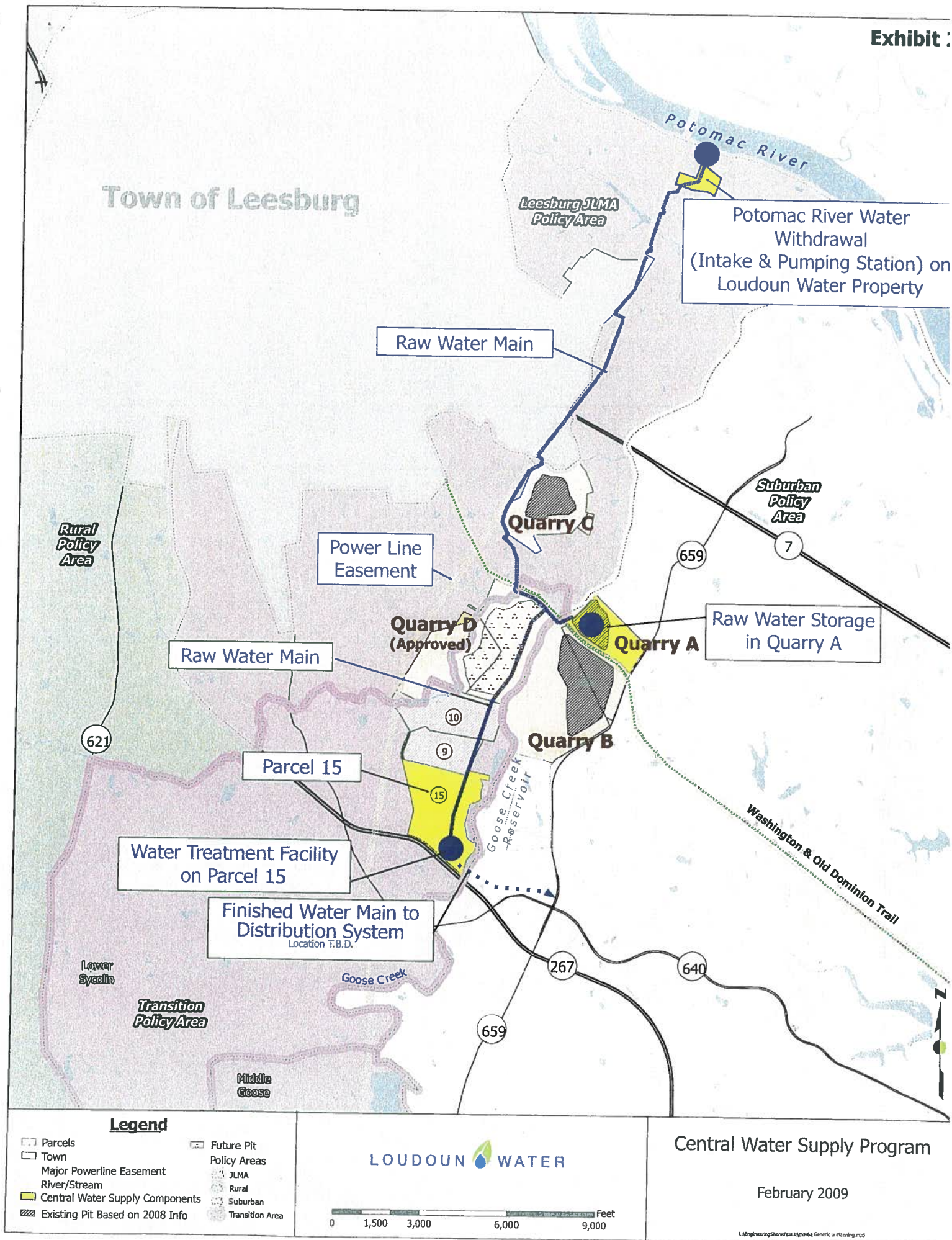
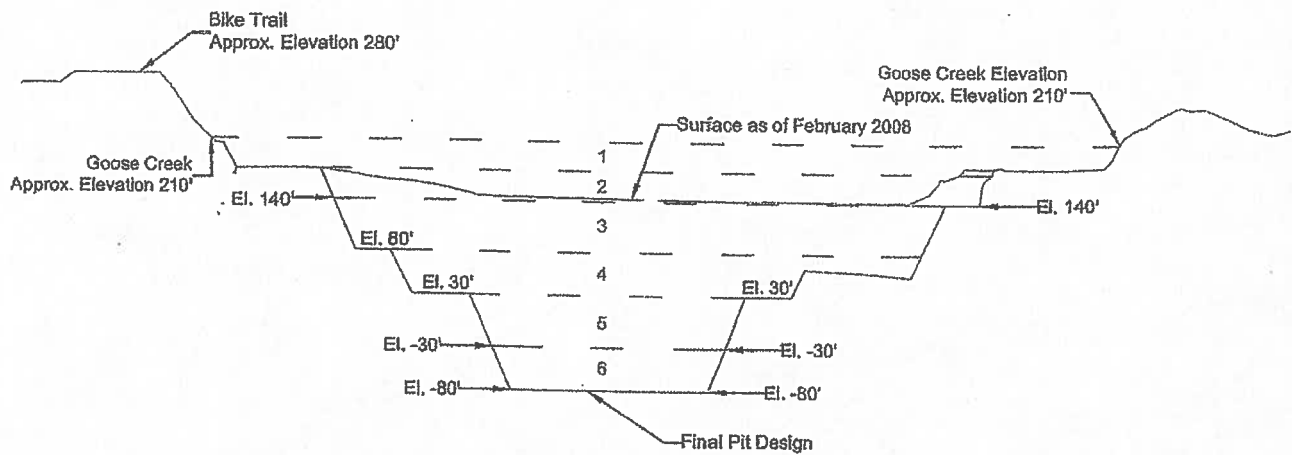


EXHIBIT 3

Reserves and Water Volume by Lift			
Section	Lift	Volume (cu. ft)	Volume (gallons)
1	210 to 176	38,915,500	291,087,940
2	176 to 140	29,257,000	218,842,360
3	140 to 80	37,085,000	277,395,800
4	80 to 30	23,298,500	174,272,780
5	30 to -30	15,201,000	113,703,480
6	-30 to -80	8,862,000	66,287,760
Total		152,619,000	1,141,590,120



QUARRY "A" ILLUSTRATIVE MINE PLAN

[illegible]

NUMBER	NAME	CLASS
600	CALVERT GRAVELLY SILT LOAM (7-25%)	HS 35
601	LEONARD LOAM (3-25%)	S R
602	DANIEL GRAVELLY SILT LOAM (7-25%)	HS 35
603	MONTVALLEY SILTY CLAY LOAM (3-45%)	I
604	ELBERT SILTY CLAY LOAM (3-35%)	IV P/B
605	WOOD OF WATER (STRONG, REDDISH, DARK, ETC.)	IV P/B
606	SCATTERED AND AREAS QUARRY	N/A

NUMBER	NAME	CLASS
600	CALVERT GRAVELLY SILT LOAM (7-25%)	HS 35
601	LEONARD LOAM (3-25%)	S R
602	DANIEL GRAVELLY SILT LOAM (7-25%)	HS 35
603	MONTVALLEY SILTY CLAY LOAM (3-45%)	I
604	ELBERT SILTY CLAY LOAM (3-35%)	IV P/B
605	WOOD OF WATER (STRONG, REDDISH, DARK, ETC.)	IV P/B
606	SCATTERED AND AREAS QUARRY	N/A

[illegible]

(18 STEP)
Total = 180 ft.

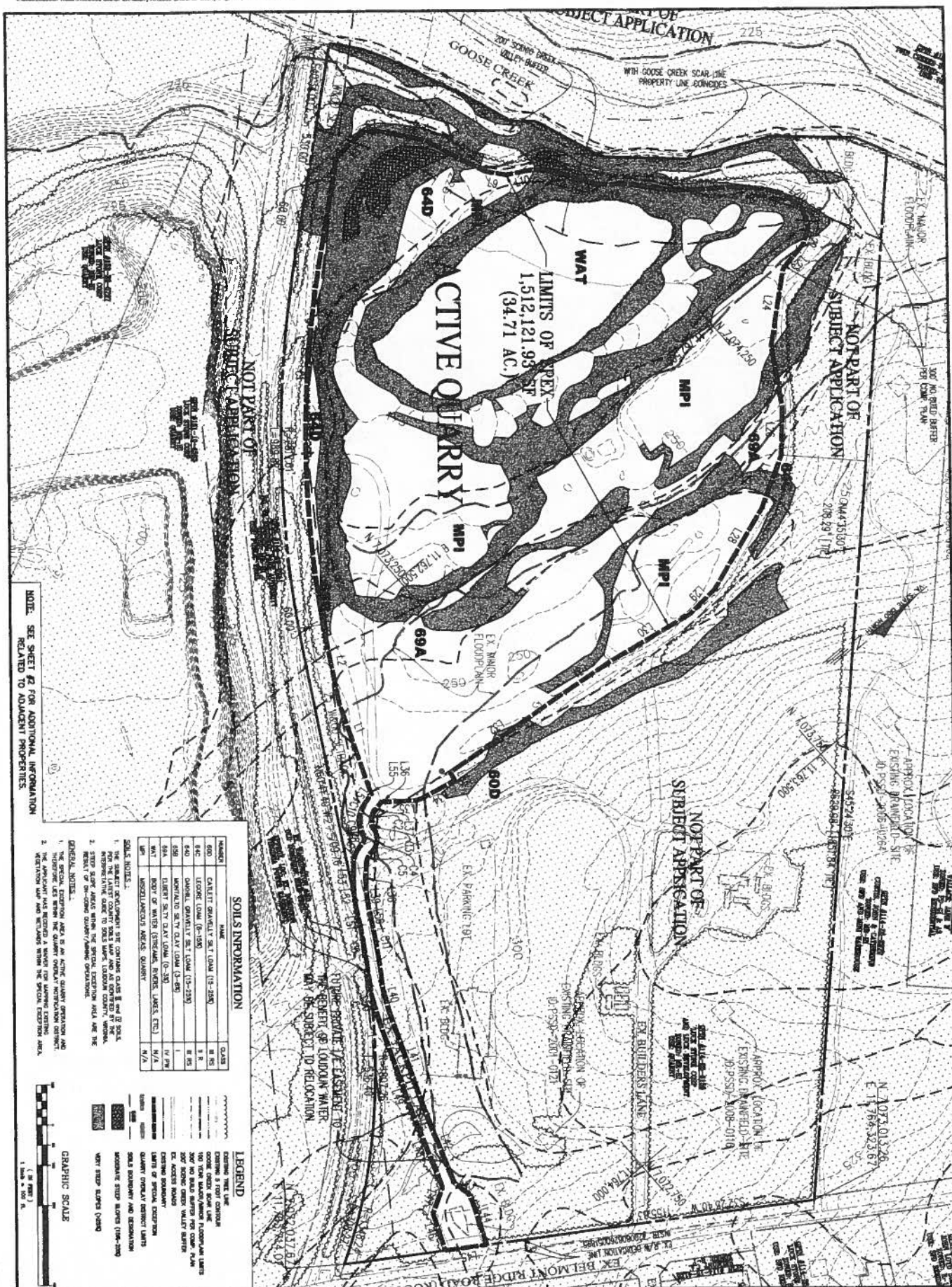
COMMONWEALTH OF VIRGINIA
Robert W. Brown
ROBERT W. BROWN
Lic. No. 037041
04/08/10
PROFESSIONAL ENGINEER



Edison, Ltd.
CNC D Technology Center
Chantilly, Virginia 20151
Tel: 703.641.1200
www.edison-ltd.com

PLAN DATE			
06-01-09			
10-16-09			
12-16-09			
01-06-10			

NO.	DATE	DESCRIPTION
REVISIONS		



NOTE: SEE SHEET #2 FOR ADDITIONAL INFORMATION
RELATED TO ADJACENT PROPERTIES.

SOILS INFORMATION

NUMBER	NAME	CLASS
600	CALCIT GRAVELLY SILT LOAM (15-25%)	III MS
642	LEOCE LOAM (8-15%)	II R
640	CORREL GRAVELLY SILT LOAM (15-25%)	I
656	IMPERIAL TO SILTY CLAY LOAM (3-8%)	II MS
664	DIRECT SILTY CLAY LOAM (3-30)	IV PM/S
661	BODY OF WATER (STREAMS, RIVERS, LAKES, ETC.)	N/A
667	UNCONSOLIDATED AQUEOUS QUARTZ	N/A

LEBENDIG

EXISTING 1" FIBER CONCRETE
 GEOTECH CRACKS: 3/4" x 1/4"
 10' TIEH: BLACK/WHITE 1/4" x 1/4"
 3/4" x 1/4" SLAB: WHITE 1/4" x 1/4"
 20' x 20' CRACK: WHITE 1/4" x 1/4"
 EX. ACCESS: 1/4" x 1/4"
 EXISTING: 1/4" x 1/4"
 LIMITS: 1/4" x 1/4"
 QUARTY: 1/4" x 1/4"
 SOLID: 1/4" x 1/4"
 IMPROVED: 1/4" x 1/4"
 VERY: 1/4" x 1/4"
 STEEP: 1/4" x 1/4"
 ALPINE: 1/4" x 1/4"
 (1/4" x 1/4")

GRAPHIC SCALE



RZ-12533

EXISTING CONDITIONS - DETAILED VIEW
LOUDOUN WATER: QUARRY A
WATER STORAGE FACILITY
 BROAD RUN ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA



urban

Ultron, Ltd.
CIB Technology Centre
Chesham, Virginia 2013
Tel. 703.642.2306
www.ultron-ltd.com

PLAN DATE		
06-01-08		
10-19-09		
12-18-09		
01-08-10		
No.	DATE	DESCRIPTION

ZONING REQUIREMENTS AND PROPOSED MODIFICATIONS

MR-HI (Mineral Resource - Heavy Industry)

Requirements per Sec. 3-1000, Revised 1993 Loudoun County Zoning Ordinance

SECTION	REQUIREMENTS / PROPOSED	PROVIDED	MODIFICATION
3-1000	LOCATIONS, SETBACKS AND CORNER SPACES		
(A) Locations	The site is to be established in areas designated as appropriate for corner locations per the County Code.	OK, MR-HI ZONE	N/A
(B) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(C) Corner Spaces	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(D) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(E) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(F) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(G) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(H) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(I) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(J) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(K) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(L) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(M) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(N) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(O) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(P) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(Q) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(R) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(S) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(T) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(U) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(V) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(W) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(X) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(Y) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(Z) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A



SECTION	REQUIREMENTS / PROPOSED	PROVIDED	MODIFICATION
3-1000	LOCATIONS, SETBACKS AND CORNER SPACES		
(A) Locations	The site is to be established in areas designated as appropriate for corner locations per the County Code.	OK, MR-HI ZONE	N/A
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(F) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(G) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(H) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(I) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(J) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
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(L) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(M) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
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(P) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(Q) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(R) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(S) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(T) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(U) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(V) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(W) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(X) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(Y) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A
(Z) Setback	3 feet minimum, establish of major buildings.	OK, MR-HI ZONE	N/A

QUARRY BUFFER EXHIBIT

